INDUSTRIAL SPACE FOR LEASE IN ST. BONIFACE INDUSTRIAL PARK

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

86-88 DURAND ROAD

WINNIPEG, MB

BROKER INCENTIVE - Additional $5,000 VISA Gift Card payable to the Tenant's Broker on a minimum 3 year lease term within the next 3 months

CONTACT

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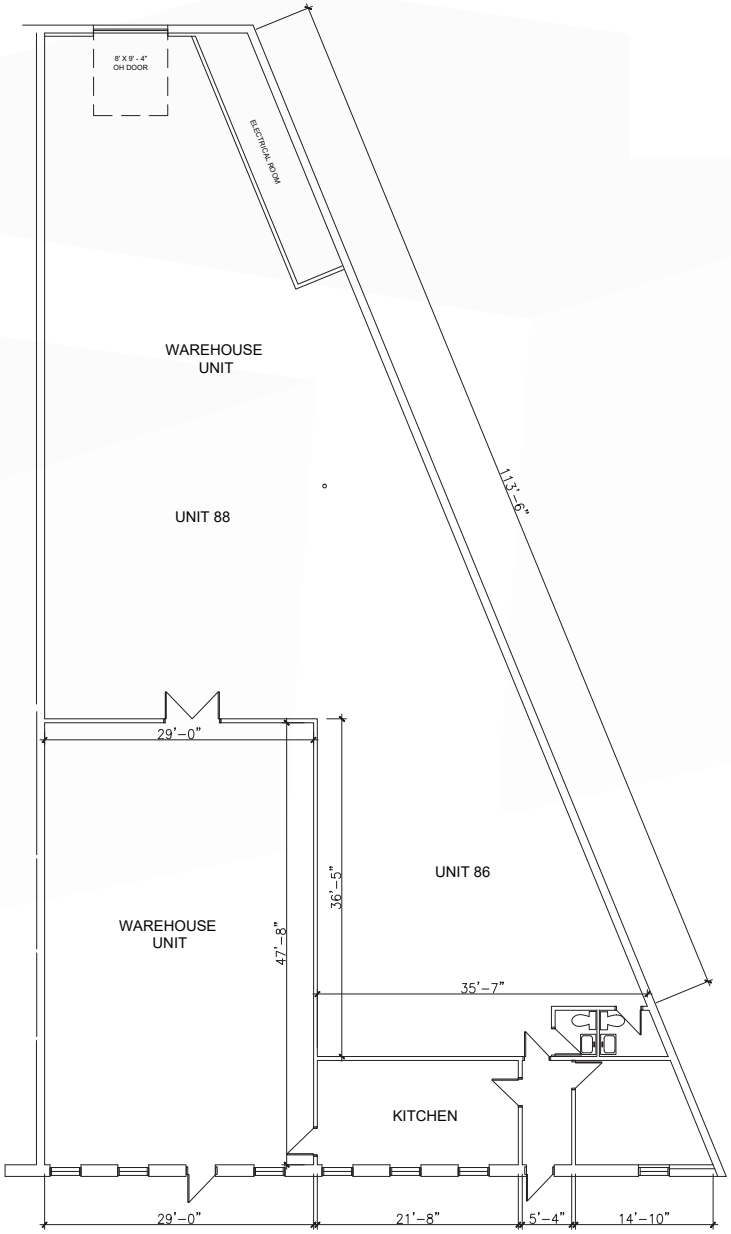
(204) 985-1358
luke.paulsen@capitalgrp.ca
Services provided by Luke Paulsen Personal Real Estate Corporation

PROPERTY DETAILS

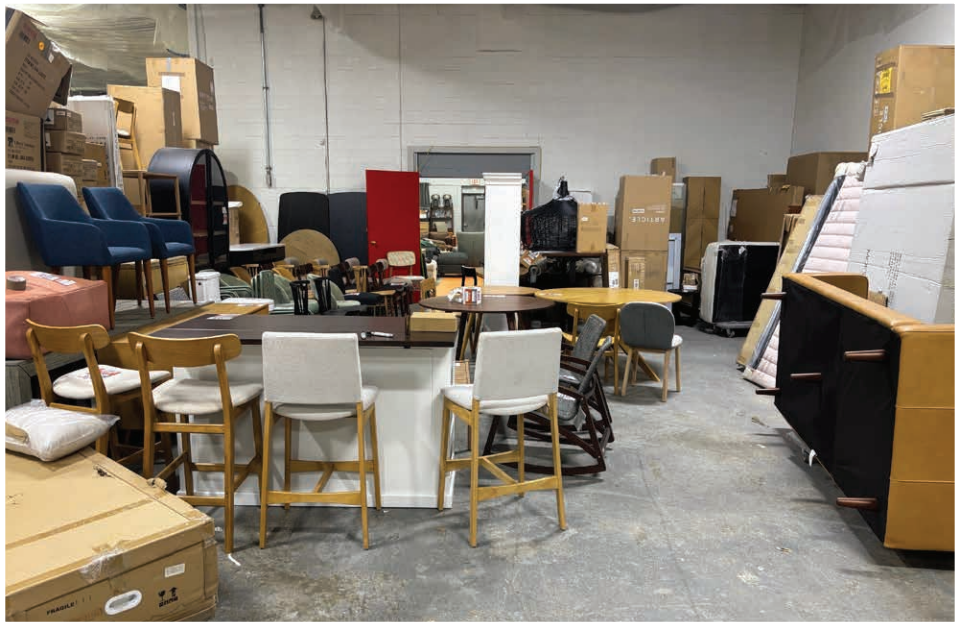
BUILDING AREA (+/-)	72,816 sq. ft.
AREA AVAILABLE (+/-)	6,186 sq. ft.
NET RENTAL RATE	$10.50 per sq. ft.
ADDITIONAL RENT	$8.26 per sq. ft.
LOADING	1 Dock level door
CLEAR HEIGHT (+/-)	16'4"
ELECTRICAL	100 Amp, 3 Phase 4 wire
ZONING	M2 Industrial
AVAILABILITY	Immediately

FLOOR PLAN



SITE AERIAL

PHOTOS



ST. BONIFACE INDUSTRIAL PARK

St. Boniface Industrial Park is Winnipeg's second largest industrial park, measuring over 700 acres. The Park is strategically located near major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and Downtown Winnipeg. The Park is fully serviced by public transportation and extensive nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including Trans Canada Highway that runs across Canada from east to west, the Perimeter Highway which allows ease of access around the City as well as Highways 75 and 59, which run south into the U.S. Winnipeg also acts as a gateway to Northern Manitoba via Highways 7, 8, and 9.

DRIVE TIME ANALYSIS

RICHARDSON INT'L AIRPORT
31 minutes

PORTAGE AND MAIN
16 minutes

POLO PARK SHOPPING CENTRE
28 minutes

THE FORKS
14 minutes

PERIMETER HIGHWAY
13 minutes

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